

**CITY OF CORNER BROOK  
RESOLUTION TO APPROVE**

**DEVELOPMENT REGULATIONS AMENDMENT DR14-07**

**FEBRUARY, 2015**

**URBAN AND RURAL PLANNING ACT  
RESOLUTION TO APPROVE**

**CITY OF CORNER BROOK  
DEVELOPMENT REGULATIONS AMENDMENT DR14-07**

Development Regulations Amendment	
<b>REGISTERED</b>	
Number	<u>1200-2015-36</u>
Date	<u>May 8, 2015</u>
Signature	<u>[Signature]</u>

Under the authority of Section 16, Section 17 and Section 18 of the *Urban and Rural Planning Act 2000*, the City Council of Corner Brook

- a) adopted the Development Regulations Amendment DR14-07 on the 15<sup>th</sup> day of December, 2014.
- b) gave notice of the adoption of the Development Regulations Amendment DR14-07 by advertisement inserted on the 20<sup>th</sup> day of December, 2014 and the 3<sup>rd</sup> day of January, 2015 in the Western Star newspaper and on the City's website.
- c) set the 15<sup>th</sup> day of January, 2015 at 7:00 p.m. at City Hall, Corner Brook for the holding of a Public Hearing to consider objections and submissions.

Now under Section 23 of the *Urban and Rural Planning Act 2000*, the City Council of Corner Brook approved the Development Regulations Amendment DR14-07 on the 16<sup>th</sup> day of March, 2015, as adopted.

SIGNED AND SEALED this 31 day of March, 2015.

Mayor: [Signature]

Clerk: [Signature]

(Council Seal)

I hereby certify that this Development Regulations Amendment DR14-07 has been prepared in accordance with the requirements of the *Urban and Rural Planning Act*.

[Signature]

Colleen Humphries, M.C.I.P.

(seal)

**URBAN AND RURAL PLANNING ACT  
RESOLUTION TO ADOPT**

**CITY OF CORNER BROOK  
DEVELOPMENT REGULATIONS AMENDMENT DR14-07**

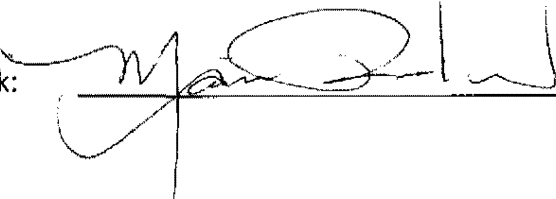
Under the authority of Section 16 of the Urban and Rural Planning Act 2000, the City of Corner Brook adopts the Corner Brook Development Regulations Amendment DR14-07.

Adopted by the City Council of Corner Brook on the 15<sup>th</sup> day of December, 2014.

Signed and sealed this 31 day of March, 2015.

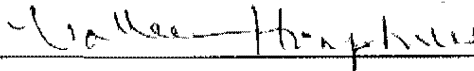
Mayor:  \_\_\_\_\_

(Council Seal)

City Clerk:  \_\_\_\_\_

**CANADIAN INSTITUTE OF PLANNERS CERTIFICATION**

I certify that the attached Development Regulations Amendment DR14-07 has been prepared in accordance with the requirements of the Urban and Rural Planning Act, 2000.

MCIP:  \_\_\_\_\_

(MCIP Seal)

## **CITY OF CORNER BROOK**

### **DEVELOPMENT REGULATIONS AMENDMENT DR14-07**

#### **BACKGROUND:**

The amendment is proposed in order to change the land use zoning of an area of land off O'Connell Drive from Residential Medium Density to Light Industrial in order to accommodate development of an office building.

#### **PUBLIC CONSULTATION:**

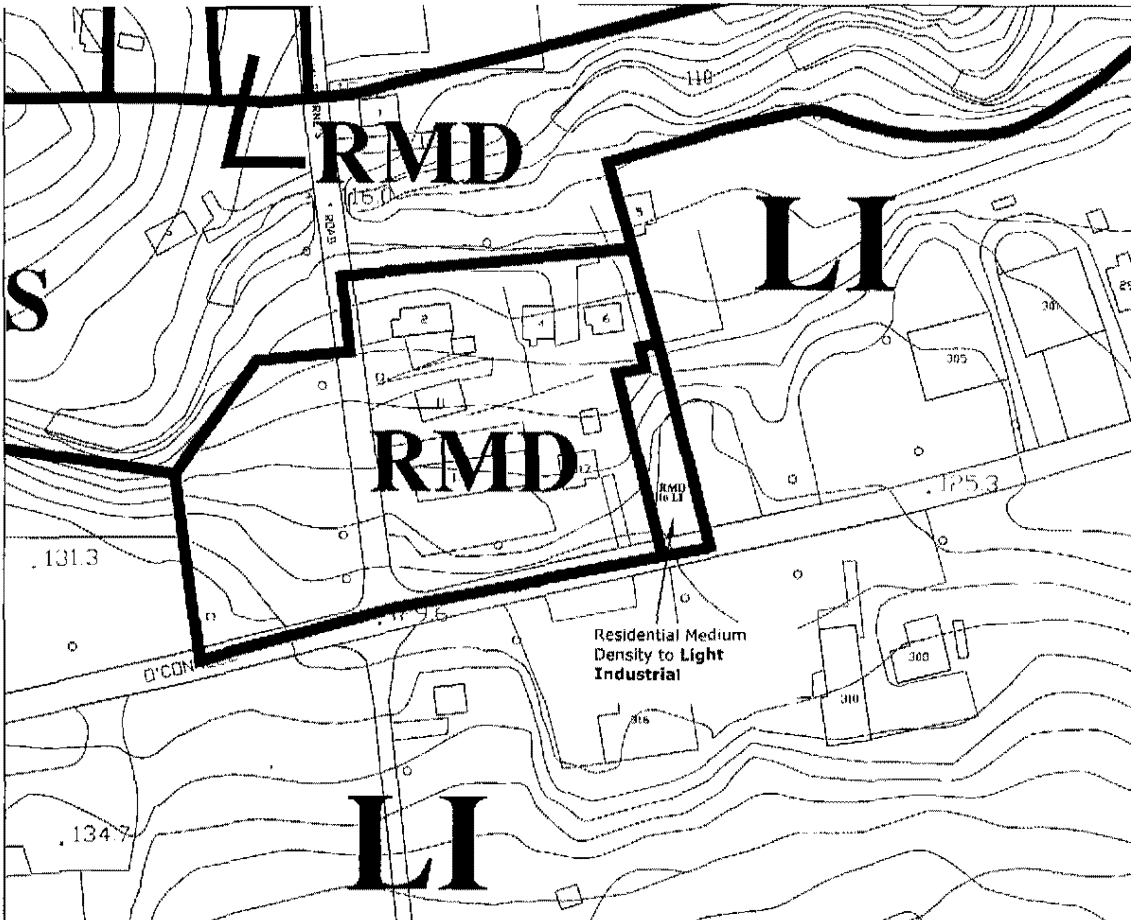
During the preparation of this amendment, Council advertised the proposed amendment in the Western Star newspaper on September 20 and September 27, 2014 which advised of Council's intention to seek the said amendment to its Development Regulations. In addition to this, the proposed amendment was posted on the City's website and was available for viewing at City Hall until October 10, 2014.

Information packages were provided to seven property owners/residents in close proximity to the subject site which included a letter (with detachable return comment form) describing the proposed amendments, a site plan identifying the existing and proposed zoning of the affected area, Use Zone Tables for the Residential Medium Density and Light Industrial zones, and a self-addressed, stamped return envelope.

Of the seven information packages that were distributed, one response form was returned (14.3%), which supported the proposed amendment. There were no other submissions from the general public other than that received from a neighbourhood resident who had been provided with an information package.

#### **AMENDMENT:**

The 2012 Development Regulations Map C-2 is hereby amended by changing the land use zoning of the affected area off O'Connell Drive from Residential Medium Density to Light Industrial, as per the attached copy of the map.



**LEGEND**

**ZONING BOUNDARY**

Zone Title	Zone Symbol	Zone Title	Zone Symbol	Zone Title	Zone Symbol
Residential Special Density	RSD	Downtown Commercial	DTC	Community Service	CS
Residential Low Density	RLD	Downtown Smallville	DTS	Innovation District	ID
Residential Medium Density	RMD	General Commercial	GC	Open Space	OS
Residential High Density	RHD	Residential/Commercial Mix	RCM	Cemetery	C
Mobile/Mini Home Residential	MHR	Highway and Tourist Commercial	HTC	Environmental Protection	EP
Mosaic Residential	MR	Shopping Centre	SC	Environmental Conservation	EC
Comprehensive Residential Development Area	CRDA	Large Scale Commercial	LSC	Protected Water Supply Area	PWSA
Townsite Residential	TR	Waterfront Mixed Use	WMU	Rural	R
Townsite Commercial	TC	General Industrial	GI	Solid Waste/Scrap Yard	SWSY
Downtown Residential	DTR	Light Industrial	LI	Mineral Working	MW
		Hazardous Industrial	HI	Special Management Area	SMA

**CITY OF CORNER BROOK**

PROJECT TITLE:  
**INTEGRATED MUNICIPAL SUSTAINABILITY PLAN 2012**

DRAWING TITLE:  
**LAND USE ZONING MAP C2 (AMENDMENT DR14-07)**

City of Corner Brook  
Community Services Department  
Planning Division

DATE: NOVEMBER 2014

SCALE: 1:1500

**Development Re-Description/Amendment**

LAND USE ZONING CHANGE FROM RESIDENTIAL MEDIUM DENSITY TO LIGHT INDUSTRIAL

Number 1200-2015-36

Date May 8 2015

THIS MAP IS A GRAPHICAL REPRESENTATION OF THE CITY OF CORNER BROOK SHOWING THE APPROXIMATE LOCATION OF ROADS, BUILDINGS AND OTHER ELEMENTS. THIS MAP IS NOT A LAND SURVEY AND IS NOT INTENDED TO BE USED FOR LEGAL DESCRIPTIONS.

**CANADIAN INSTITUTE OF PLANNERS CERTIFICATION**

I hereby certify that this City of Corner Brook Integrated Municipal Sustainability Plan 2012, Map C2 has been prepared in accordance with the requirements of the Urban and Rural Planning Act.

M.C.I.P. Colleen Thompson

DATE April 2, 2015 (M.C.I.P. SEAL)

**SEAL AND SIGNATURE**

Certified that this City of Corner Brook Integrated Municipal Sustainability Plan 2012, Map C2 is a correct copy of the Integrated Municipal Sustainability Plan 2012, Map C2 approved by the Council of the City of Corner Brook on the 16th day of March 2015 (month) (year)

MAYOR [Signature]

CLERK [Signature] (COUNCIL SEAL)

DATE March 31, 2015